Regional Office : North Arcot Region,
Vellore. N. A.

ARNI MASTER PLAN REPORT

Consented in
G. O. Ms. No 543 H & U D
Department Dated 11—7—1984

Approval of Local
Planning Authority
Resolution No 24, Dated 25—3—1986

Approved in
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DTCP	MP	87-04
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CHAPTER - I

INTRODUCTION

1·1 The towns with better employment opportunities are expected to grow at a much faster rate especially in the urban areas. The accelerated growth of manufacturing, trade and commerce, encouragment of small scale and cottage industries, widespread development of repairs and maintenance of services and the increased provisions of infrastucture facilities will all contribute to larger employment opportunities. With that result, most of the urban centres have developed in an inorderly manner lacking basic facilities

This unprecedented development and absence of advance planning has done so much damage to the growing urban areas, Now there is an urgent need to diagnese the problems facing our urban centres and has resulted in the preparation of Master Plan for the urban centres realising the importance of physical planning. Preparation and implementation of a master plan may be regarded as a means to achieve an orderly growth by assessing the land requirement for various arban uses and facilities for an anticipated population of certain years ahead by enforcing develoyment control rules and regulations.

1.2 The Tamil Nadu Town and Country Planning Act 1971 provides for declaration of Local Planning area and local planning Authority. Under this act the local planning authority is empowered to prepare, sanction and implement the Master Plans. Provisions were made to acquire and dispose of land for planning purposes.

1.3 The present report is draft master plan confined to Arni Municipal area which is the Local Planning Area of Arni town. Arni is a small town located amidst rural settlements and is one of the rice trade centres in North Arcot District. Arni is also famous for silk weaving from ancient time and now it is a production centre for handloom silk fabrics and lungis. The planning period is taken as 20 years from 1981 to 2001. This plan has to be reviewed once in five years and necessary revision has got to be effected based on the development requirements.

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CHAPTER - II PHYSICAL FEATURES :

2.1 LOCATION

Arni town is located at distance of 150 K.M. from Madras in South West direction It is located at 12° 39' North latitude and 79° 16' East longitude.

The town is well connected both by rail and road with the adjoining urban centres of Vellore, Tiruvannamalai, Arcot, Cheyyar, Wandiwash and Kancheepuram. The Katpadi-Villupuram metre guage railway line is passing at a distance of 6.5 K.M. on the West of the town. The Kamandala river runs North of the town. Map 1 depicts the location of Arni town.

2.2 Climatic conditions

The climate of the town is subjected to extreme climatic conditions that is very hot during summer and very cold during winter. The prevailing wind direction is from South West to North East in winter. Cyclonic storms are not uncommon, usualy accuring in May or October at the change of monsoon. Ordinarily they do not cause much damage. The town gets its rainfall both from the North-East and South-West monsoons predominantly from the former. The average annual rainfall range is between 900 mm to 1000 mm, the bulk of which is received during North-East monsoon i. e. October to December.

2.3 HISTORY OF TOWN

Arni was once under the rule of the Mabarashtrians The town still has remainings of early British rules. A moat with garrison for sepoy and horse shed still exist. Major portion of garrison of the fort is now occupied by Government offices and Government Higher Secondary School, leaving ruined portion of glimpse of the early rule. It was constituted as a ~~village~~ TOWN Panchayat during 1931. The same was upgraded as III grade Municipality with effect from 1951 and as II grade Municipality with effect from 1971.

2.4 SOIL CONDITION

Type of soil predominant in the area is red and sandy clay, which are fertile. The town has a gentle slope from South West to North East.

2.5 Ground Water

Ground water in this area occurs in limited quantities and is generally available at a depth of 9 metres from the ground level. The water available in this area is of good quality.

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CHAPTER - III

POPULATION STUDIES

3.1 Growth of Population

Arni town has a population of 49,365 as per 1981 census. The population of the town has shown an increase of 27.67% over the decade of 1971-1981. The growth of population of Arni town and decennial variations since the year 1901 are given in the table I.

Table I : GROWTH OF POPULATION

Year	Population	Variation	Percentage to decade variation
1901	9299	—	
1911	13394	+4095	44.04
1921	14286	+ 892	6.65
1931	17446	+3160	22.11
1941	19668	+2222	12.74
1951	24567	+4899	24.91
1961	31351	+6784	27.61
1971	38664	+7313	23.33
1981	49365	+10701	27.67

Source : District census Hand Book-North Arcot 1971

Since 1901, the population of the town has show a steady increase. The abnormal increase in the year 1971 and 1981 is due to a spurt in commercial activity and silk producing activity.

3.3 Population density

The population density of the town as per 1981 census was 50 persons/hectare. The maximum residential density of 400 persons/hectare occurs in the commercial area and the Kil Arni area. The minimum residential density of 250 persons/hectare occurs in the eastern part of the fort area.

3.4 Sex ratio

The sex ratio of the population of Arni town is given in table below.

Table No. 2 : SEX RATIO

Year	Males	Females	Females/1000 males
1941	9710	9958	1025
1951	12063	12504	1037
1961	15700	15651	997
1971	19437	19227	989
1981	24743	24622	999

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Source : District census Hand Book-North Arcot 1971

The higher number of females in the early decades reflects the rural character of the town. Due to the establishment of silk weaving, and rice milling, industries has brought about shift from primary to non primary activities which ultimately has resulted in the influx of male population thereby showing a decline in female population.

3.5 Literacy

As per 1981 census 52.33% of the total population of Arni town were literates of which males accounted for 61% and females 39%. There has been a steady increase in the percentage of literates in the town from 46.21% in 1931 to 54.76% in 1971 and to 52.33% in 1981

3.6 EMPLOYMENT STRUCTURE

Percentage of workers to population in District and ~~town~~ urban is depicted in table 3 below.

Table 3 : Work force Distribution

	District	Urban
1. Total Population	44,14,324	10,15 529
2. Total workers	18,55,382	3,11,519
3. Percentage of workes	42.03	30.67

Source : Census of India 1981 – Final population totals of Tamil Nadu

Nearly 70% of urban population is concentrated on Secondary and teritiary activities

3.7 Working population

Information in employment has been collected in successive census of India, using a different concept to do fine a worker, making inter-censal comparision difficult. The economic questions of 1981 census have been so framed as to admit of comparision to certain extent with the 1971 and 1961 censuses. The economic questions of 1981 census have been modified from those of the previous census so as to elicite full details of main workers, marginal workers and non workers.

The "work" concept of 1961 and 1971 censuses, as opposed to the "income" or "economic independence" concept of the earlier census is adopted in the 1981 census. But the criterian for the classification of persons as "workers" has been changed.

In 1981 census working population is classified as (1) main workers, (2) marginal workers and (3) non workers.

Main workers are those who have ~~returned~~ engaged themselves as cultivators, Agricultural labourers, household industry workers and other workers; other workers include the following workers; Live stock Forestry, Fishing, Hunting, and plantations, orchards and allied activities, mining and quarrying, manufacturing, processing, servicing

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and repairs other than house hold industry, construction, trade and commerce, transport, storage and communications and other services.

The marginal workers are those workers who have engaged themselves in economically productive work for some part of the year but not as main work (i. e less than 6 months)

Non workers are those who had never worked during one yerr.

This trichotomy partially permits a comparability of 1981 census economic data with that of 1971 as well as 1961. The main workers of 1981 census can be expected to correspond to the workers of 1971 and the main workers and marginal workers of 1981 together to correspond to the workers of 1961.

The following tabulation shows the differentials among the categories of workers in 1971 and 1981 for the Arni town.

Table 4 : OCCUPATIONAL PATTERN

Sl. No.	Occupation	1971			1981		
		No. of workers	%to total workers	% to total population	No of workers	%of total workers.	%to total population
			(11625)	(38664)		(16482)	(49365)
1.	Cultivators	547	4.71	1 41	410	2 50	0 83
2.	Agricultural labourers	616	5.30	1.59	600	3 65	1.22
3.	Household industry workers	1944	16.72	5.03	3090	18.75	6.26
4	Other workers	8518	73.27	22.03	11545	70.02	23.38
5.	Marginal workers	—	—	—	837	5.08	1.69
	Total	11625	100.00	30.06	16482	100.00	33.38

Source : District census hand book 1971 and Provisional population totals 1981.

3.9 Occupational Characteristics

Percentage of workers to total population for the decades 1971 and 1981 were 30.06% and 33 38% respectively. Among the workers the percentage of workers engaged as cultivators and Agricultural Labourers shows decrease in 1981 to 1971. Where as percentage of workers engaged in household industry indreased 2 03% comparing with 1971. Other workers worksout to 70 02% in 1981 which is less than 3.25% of the previous decade

Cultivators and Agricultural labourers population has decreased in 1981 over that of 1971 which shows the diversification of workers to the other seotors.

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CHAPTER IV : LAND USE STUDIES

4.1 LAND USE

Arni local planning area which is the Municipal area itself extends over an area of 975.71 hectares. Of this the developed area is 226-36 hectares, i. e. 23.11% of the total area. The remaining 76.89% constitutes undeveloped area, comprising of lands under agriculture, unused vacant lands and lands under water. In the eastern parts, upto northern boundry of Thirumalai Samudram Eri have developed as thickly residential areas with the mixed use of commercial and Industrial. The western middle part i e. old Fort area is predominantly occupied by Educational Institutions and Public and semi public uses catering to the needs of the town. Commercial uses are concentrated along the road sides of Tiruvannamalai, Vellore and Wandiwash roads.

In the western side of the town, one residential development namely Saidapet is located along the Thiruvannamalai road. The remaining portions are predominantly being used for Agricultural purpose. The roads branching from the centre of the town namely Thiruvannamalai road, Wandiwash road, Thachur road, Vellore and Arcot roads etc provide good transportation facilities to the town. The areas lying on the Southern and north western portions are mostly agricultural in character. Table 5 gives the extent of all land uses within the Arni Local Planning Area Map No. 2 depicts the existing land use of the local planning area 1981.

4.2 RESIDENTIAL

The residential area occupies 107.60 hectares which works out ot 47.67% and 11.05% of the developed area and total area of the local planning area respectively. As mentioned previously in this report, the residential development is concentrated in the Eastern side and south eastern side of the Fort. In the Tiruvannamalai road residential development namely Saidapet is found on either side. In other areas cluster of residential settlements are sparsely located.

4.3 COMMERCIAL

The Commercial activity occupies nearly 12.37 hectares and it works out to 5.46% and 1.26% of the urbanisable area and total aare of the town respectively.

4.4 INDUSTRIAL

There is no major industry in this town except one modern rice mill wih 130 horse power. Industrial activities are seen along the Vellore road, Valapandal road, Chetput road and Thiruvannamalai road. They are rice mills, oil mills, workshops, automobile industries and silk Twisting cottage Industries. The area under industrial use occupies 17.15 hectares which works out to 7 58% and 1.75% of urbanisable and total area of the Local Planning area respectively.

4.5 EDUCATIONAL

The area under educational use occupies 5.03 hectares which works out to 2.22% and 0.51% of the total developed and total area of the town respectively. Three higher secondary schools, one high school, three higher elementary schools 14 elementary schools offer educational facility.

4.6 PUBLIC AND SEMI PUBLIC

Government offices, Municipal office, Religious, Medical Institutions and parks which are the main components of public and semi public uses account for 31.40 hectares and worksout to 13.87% and 3.21% to the urbanisable area and the total area of the Local Planning Area respectively. These uses are mainly concentrated in the Port area.

4.7 AGRICULTURAL, VACANT AND LAND UNDER WATER :

The area under this use constitutes the major portion of the town constitution of 76.89% in all. Major agricultural wet lands are located on the eastern side of the Tatchur road, which forms the ayacut of Thirumalai Samudram Eri Agricultural dry and garden lands of limited extends are located in pockets with wet lands on the western side of the town. Vacant lands are sparsely located throughout the town with small extents. Thirumalai Samudram Eri and Andalpuram Eri occupy an extent of 68.5 hectares, 16.49 hectares respectively. The ayacut of these Eries are 253.44 hectares Agricultural area, land under water area and vacant land accounts 514.98 hectares, 180.56 hectares and 53.81 hectares respectively.

Table No. 5 EXISTING LAND USES 1981

Sl. No.	Use	Extent in hectares	% of developed area	% to the total extent
I.	Urbanisable			
1.	Residential	107.90	47.67	11.05
2.	Commercial	12.37	5.46	1.26
3.	Industrial	17.15	7.58	1.75
4.	Educational	5.03	2.22	0.51
5	Public & Semi Public	31.40	13.87	3 21
6.	Transport & Communication	52.51	23.20	5.38
	Urbanisable total area	226.36	100.00	23.16
II.	Non-urbanisable area			
7.	Land under water	180.56	24.09	18.55
8.	Vacant	53.81	7.18	5.51
9.	Agricultural	514.98	68.72	52.78
	Non-urbanisable total area	749.35	100.00	76.84
	Net total	975.71	—	100.00

Source : Surveys conducted by the Regional Director of Town and Country Planning, Vellore. 1981.

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CHAPTER . V : TRAFIC AND TRANSPORTATION

5.1 The main uses under this head are the roads, streets, lanes and bus terminal and truck and bus depots. The bus stand is situated in the heart of the town i. e. at the Junctions of North Fort Road and Gandhi Road. Extent of the bus stand is 0 23 hectares. The existing bus stand building is an old A C. Sheet roof structure and is not sufficient to meet out the present day requirements.

5.2 CIRCULATION PATTERN WITHIN THE TOWN

The Arni town's road net work comprises of major district roads, other District road and streets of minor importance. Arcot, Valapandal Wandiwash, Chetpet, Tatchur, Thiruvannamalai and Vellore roads are redially connected at the centre of Arni town. The other important roads with streets of minor importance with dead ends in all parts are found in the town passing through the built up area and they are considerably narrow.

The types of roads with their length lying within the Local Planning Area is given below.

1.	Black top	18.316	Kilometre
2.	Cement concrete	16.213	,,
3.	Metalled road	2.053	,,
4.	Unmetalled road	5.107	,,

5.3 ROADS

These are classified under two broad heads namely 1. Main and arterial roads linking the town with other towns and villages 2) the road pattern provided for the movement and circulation within the town.

5.4 MAIN ARTERIAL ROADS

These comprises of major roads and other district roads. Roads from Arcot, Vazhapandal Wandiwash, Chetpet, Tatchur, Thiruvannamalai and Vellore converge at Arni town. Arcot road (from Arni goes to Arcot and) Madras Calicut joins with National Highways and also joins with the Cuddalore-Chittoor State Highway. Kalambur road links up with Kalambur railways station at a distance of 6.5 kilometre from the town and also Thiruvannamalai road from Vazapandal, Wandiwash and Chetpet joins at Arni from the East to West directions.

5.5 RAILWAY

There is no railway station within the town. But the town has railway link from the Kalambur railway station on the Villupuram Katpadi metre gauge, which is 6.5 kilometre away from the town.

5.6 MASS TRANSPORTATION

The town is provided with town bus service facility to cater the town and surrounding settlements. Further the town is well connected with other important towns and surrounding villages by bus transport system. About 2900 fast moving vehicles and 2690 slow moving either originate from or pass through the town on an average day. The most predominant is the cycle traffic within the town.

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5.7 VEHICULAR TERMINALS & PARKING

Except an old Municipal Bus stand convering an extent of 0.23 hectares, no other terminal facility exists for lorries and trucks carrying goods traffic. With the result, the road side parking is a common feature causing hinderance to traffic. The bus stand catters to the needs of incoming and out going buses with insufficient facilities.

5.8 TRAFFIC VOLUME

The traffic volume count snrvey was conducted during November 1983 by the Regional Directorate of Town and Country Planning, Vellore to asses the number of vehicles passing through important roads. Traffic volume counted between 6.00 A. M. to 9.00 P.M. at outer cordon points outside the Local Planning Area limits. The total number of fast moving and slow moving vehicles entering and leaving the town per hour through the important roads are given in Table No. 6.

Table No. 6 TRAFFIC FLOW AT CORDONS

Count point No.	Name of the road	In bound			Out bound		
		slow moviing/ hour	Fast moving/ hour	Cycles moving/ hour	Slow moving/ hour	Fast moving/ hour	Cycles moving/ hour
1.	Arni-Arcot road	24	24	88	43	29	114
2.	Arni-Vazapandal road	10	6	92	12	7	88
3.	Arni-Wandiwash road	9	10	80	10	9	93
4.	Arni-Chetput road	7	7	111	5	7	96
5.	Arni-Tatchur road (Devigapuram road)	16	12	162	13	12	165
6.	Arni-Thiruvannamalai road	9	17	197	9	17	183
7.	Arni-Vellore road	7	18	69	5	17	59

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CHAPTER VI : ECONOMIC AND PLANNING FACTORS

6.1 ECONOMIC BASE

The main economic base base of the town is house hold industry (Silk Handloom Weaving) and trade and commerce and other services.

6.2 OWNERSHIP OF THE LAND

Nearly 76% of the total area of the town is private ownership. The percentage of land under Government and Municipal control is only 24% of which Fort and Tanks from a major part.

6.3 INDUSTRIES

Even though there is no major industry in this town ~~but~~ Arni is one of the important centres for handloom silk weaving and for rice production There are 94 silk twisting powerlooms, 84 rice mills and 46 oil mills are in existance besides flour mills presses. Lathe works, saw mills and cottage industries. One private modern rice mill with 130 horse power is functioning on the vazhapandal road.

6.4 COMMERCE

Arni is one of the noted centre for the production of handloom silk fabrics and handloom lungies Besides above trade, Arni is also one of the market centre in North Arcot District for rice and groundnut. Rice is being milled and dehusked. The commercial activity is concentrated at Bazaar Street, Sathyamoorthy road and Gandhi road. The Daily Market, and the weekly market is locatel in the centre of the Town (adjacent to Gandhi road). The weekly market falls on Sunday. The important commodities are cattle, Groceries, cloths etc. The whole sale area for rice and groundnut is located on the Sathyamoorthy road The retail outlets are distributed thoughout the town. The whole sale and retail————silk fabrics are being————in the Kosapalayam area in the town.

6.5 SHANDY

The shandy is a weekly market which caters to the shopping of major needs of surrounding settlements predominately and it compensates the lack of organised shopping centres in the villages. The cattle is transacted mainly.

OFFICES : There are 2 Central Government offices, 24 State Government offices and 4 Quasi Government offices.

6.6 LEVEL OF URBANISATION

The increase in percentage of workers to the total workers in house-hold Industry and other workers shows the increasing trend whereas the percentage of workers engaged in Agricultural sector shows the decreasing trend when compared with 1971 census. The existing land use pattern which gives the different uses in the urbanisable are shows the level of urbanisation in the Local Planing area.

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6.7 HOUSING

The Local Planning area had 5514 houses it has consisting, of 7808 house holds as per 1971 census and now 9556 houses consisting of 10,500 house-holds The percentage of increase during the decade 1971 81 was 22.4%. This steep rise is due to the migration of rural population for better employment opportunities. The houses are predominantly of tiled and thatched roof. Terraced houses account for very small percentage.

The housing density is about 42 houses per hectare. The old parts of the town is having high housing density During 1981 there was shortage of 600 houses The housing facilities are being provided by the private entrepreneures. (At prensent there is no housing scheme) The Tamil Nadu housing Board and Slum Clearance Boards have to provide the bulk of the housing needs of the lower income, and middle income group people of the town in future.

Particulars of Detailed Development Plans are as follows.

		hectares	Notified in
1.	Poriporichanpalayam Detailed Development Plan	23.50	G.O.Ms. 30 RD & LA dated 31—1—1963
2.	Kilarani Detailed Development Plan	116.65 hectares	Notified in G.O.Ms.No. 30 RD & LA dated 3—1—1963.

Poriporichanpalayam Detailed Development Plan area is an existing residential locality Kilarni Detailed Development Plan area occupies fort area. 60% of the area has been already developed.

6.8 INDUSTRIES

Location of a number of cottage industries and small scale industries in Arni indicates the prevailing urbanisation trend in the local planning area The table 7 gives a detailed break up of the industries in the Arni Local Planning Area by type and number.

Table No 7 TYPE OF INDUSTRIES

Sl. No.	Type of Industries	No.	No. of persons employed.
1.	Silk Twisting Dyeing & Powerlooms	84	1500
2.	Manufacturing of transport equipment	1	136
3.	Food manufacturing	10	250
4.	Manufacturing of Machinery	3	170
5.	Rice mills	84	900
6.	Flour mills	26	264
7.	Bakeries	25	125
8.	Edible oil mills	14	70
9.	Misc. food manufacturing	15	160
10.	Saw mill	10	45
11.	Printing press	20	160
12.	Aerated water	22	115
13.	Electrical Motor	12	121
14.	Furniture manufacturing	12	60
15.	Tyre & tyre retreading	4	74

Source : Survey by Regional Directorate of Town and Country Planning, Vellore 1980.

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In Arni town no area has been notified as Industrial area. Declaration of Industrial area in Arni is under consideration. The total extent of the proposed Industrial Area is 30.74 hectares One portion of Industrial area lies on the either side of the Tiruvannamalai road at the Western end of the Town where-as another portion lies at the junction of Chetput road and Wandavash road adjoining the town limit At presnt major portions are of Industrial use mixed small pocket of residential development are found in the proposed Industrial area.

6.9 WATER SUPPLY

The protected water supply system is in existence in this town since 1974. Two infiltration wells are dug out for purpose, one at Kamandala Naganathi in the town border and another one is situated at Cheyyar river which is 12 kilometre away from the town. The water is collected from two places are stored in three over head tanks and it is being directly distributed These three over head tanks storage capacity is 16 lakhs litres of water. Daily 30 lakhs of litres of water is being distributed which works out to 60 litres per capitadaily. The protected water distribution system for the present area is through 152 public fountains and about 2080 house service connections.

6.10 DRAINAGE

There is no comprehensive drainage system in the local planning area for the present. Drainage water is being collected in the 96 drain pits and disposed off. Besides this, drain water is also carried out through pucca drains and lead in the paiyur Eri located in the town boundary.

6.11 EDUCATIONAL INSTITUTIONS

There are 7 Nursery schools, 14 primary Schools, 3 Higher Elementary School and 3 Higher Secondary Schools for the present inthe local Planning area The total area occupied by the schools work out to 5.03 hectares Highter Secondary Schools are concentrated in the Fort Area and remaining nursery schools and Primary Schools are located in different parts of the town. For College education Cheyyar, Tiruvannamalai, Vellore and Walaja serve the purpose. The area occupied by the Educational institutions, along with their strength is given in table 8.

TABLE No. 8

Particulars of Educational Institutions within Arni Local Planning Area.

Sl No.	Institutions	No.	Strength	Extent in hectares
1.	Primary Schools	14	5983	2.35 hect
2.	Higher Elementary Schools	3	1325	1.38 hect
3.	Secondary School	1		
4.	Higher Secondary Schools	3	4664	1.30 hect

Source : Survey by Regional Directorate of Town and Country Planning, Vellore 1981.

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6.12 HEALTH INSTITUTIONS

There are two hospitals in the Local Planning Area. The Government taluk head quarters hospital with a bed strength of 61 occupies an area 1.2 hectare in the fort area. Apart from this Roman Catholic Mission out patient hospital is located on the Tiruvannamalai road Besides the above hospitals there are 3 private Nursury Homes of total bed strength of 15, 8 dispensaries, 4 maternity centres, 16 private consulting clinics and one Veterniary hospital.

The total area occupied by this use is about 1.62 hectares.

6.13 POSITION OF THE TOWN IN THE ADMINISTRATIVE SETUP, CONTROL OF DEVELOPMENT OF THE TOWN.

Arni town is a second grade municipality and a Taluk head quarters in the North Arcot District. Arni was constituted as a ~~village~~ Town panchayat during the year 1931. The same has been upgraded into third grade Municipality in the year 1951 after the inclusion of following revenue villages viz 1) Tudukamur 2) Aranipalayam 3) Vandipalayam 4) Thirumalaisamudram 5) Kil Arni 6) Thirumalai Rayapuram 7) Anandapuram 8) Saidapettai 9) Nadagasalaipettai 10) Thevattithangal 11) Paiyur.

The town covers an area of 9.75 sq. Kms. The town ojurisndicti limit has been declared as Local Planning Area by Government under section 10 (4) of Town and Country Planning Act 1971 in G. O. Ms. No 686 RD & LA dated 18—3—1974 and Local Planning Authority was constituted under section 11 (i) of Town and Country Planning Act 1971 in G. O. Ms No 650 RD & LA dated 8—4—1975. Hence Arni Local Planning Authority is the main Local Government controlling the development of town and other Government agencies exercising control over the areas are Taluk Office, Harijan Welfare office, Public Works Department, Tamil Nadu Electricity Board, Tamil Nadu water supply and Drainage Board.

6.14 GRADE OR CATEGORY OF THE TOWN INDICATED IN THE REGIONAL PLAN

In North Arcot Region there are 56 urban centresas per 1971 census. The category of the urban centres in the region have been grouped hierarchically, on the basis of population size, pace or extent of industrialisation, administrative status and scale of education, medical, recreational and marketting facilities According to the hierorchical pattern of urban settlements, there is one Ist order, 4 Nos. of IInd order, 6 Nos. of IIIrd order and 11 Nos. of IVth order urban in the region. The Arni town ranks third order of settlement within the region.

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6.15 DETAILED DEVELOPMENT PLANS

The Directorate of Town and Country Planning have suggested to Detailed Development Plans in order to bring the Local Planning area under development control. Accordingly two Detailed Development Plans have been notified under the Town Planning Act 1920. The above said two schemes were continued while the enforcement of new Town and Country Planning Act 1971 and were published under rule 13 in the Tamil Nadu Gazette and in the local daily news paper on 28—9—1977 and 30—9—1977 respectively. They are in draft stage. Detailed Development Plan area covers an extent of 140.15 hectares and form 14.38% of total area of the Local Planning Area.

(Part-II continued)

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ANNEXURE II

Schedule of Town Survey number of lands included under each use zone

Sl. No.	Zone	Ward	Block	Town Survey numbers
USE ZONE 1 (a) PRIMARY RESIDENTIAL USE ZONE				
1.	R1	A	2	32 and 33
2.	R2	A	4	1 to 155, 158, 159pt, 162, 166 to 219, 220pt, 221pt, 222pt, 223, 224pt 225pt, 226pt, 227pt
3.	R3	A	2	24
4.	R4	A	1	28pt
5.	R5	A	1	27, 28pt and 92.
		C	1	26pt, 30pt, 31 to 41
		C	5	5, 6, 7, 8, 9 and 10
		C	6	8, 9, 10, 11, 13pt, 15 to 18pt.
6.	R6	C	1	12
		C	3	1pt
		C	4	1 and 2
7.	R7	C	3	1pt, 7pt, 8 to 43, 47 to 58, and 60 to 66
		C	4	3pt
8.	R8	C	4	19 to 21
9.	R9	C	4	32 and 34
		C	6	7/2 and 7/5
10.	R10	C	6	7/1pt
		C	7	5 and 6
11.	R11	C	2	34, 35pt, 36 and 37

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-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-

12.	R12	C	2	27pt, 28pt and 31
13.	R13	D	1	39pt and 40
14.	R14	B	4	2 to 43, 45 to 132, 138pt, 140 to 143 and 145 to 205.
15.	R15	B	1	3 to 10, 13pt, 14 to 17, 24 to 26
16.	R16	A	2	1, 2 and 3
17.	R17	B	5	9, 10/2, 11 to 53
18.	MR_1	D	2	1 to 247
		D	3	4 to 32, 37 to 131, 135 to 156, 159pt, 164 to 200.
		D	4	2 to 42, 43pt, 44 to 94, 96, 99 to 100, 110 to 177, 180 to 199.
		D	5	1 to 220
		D	6	3 to 46, 48 to 63, 69 to 102, 108 to 117, 122 and 124 to 136.
		D	7	1pt, 4 to 32, 33pt, 34pt, 36, 37pt, 38 to 53, 54pt,55pt, 56pt, 57pt, 65 to 88, 97, 98, 99pt, 107 to 167, 168pt 169 to 185, 194 to 209, 212pt, 215 to 222 and 223pt.
		D	8	10, 11, 12pt, 20 to 55, 67 to 88, 89pt 98 to 110, 120 to 122, 126 to 129pt, 130pt, 135pt, 140 to 142 and 146 to 150
		D	9	1 to 9, 10pt, 18 to 25, 26pt, 34pt, 35 to 40, 49 to 65, 66pt, 68pt and 72 to 75.
		E	15	1 to 4, 8pt, 9 to 49, 51pt, 52pt, 53pt, 54pt, 55pt, 56pt, 57, 58, 60pt 61, 64pt, 65, 66pt, 67pt, 68pt, 72/1 72/2Apt.
19.	MR_2	B	5	1 to 109
		B	6	17 to 79
		B	7	1 to 80

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USE ZONE II				COMMERCIAL USE ZONE
20.	C_1	B	1	13pt
21.	C_2	B	2	6pt, 7pt, 8pt, 9pt, 10pt, 12pt, 16pt 17pt, 97pt, 98pt, 99pt and 126.
		B	3	3pt, 7 to 210, 212pt, 214 to 216, 217pt, 222 to 237.
		B	2	4 to 6pt, 7pt, 8pt, 9pt, 10pt, 12pt 13 to 15, 16pt, 17pt, 18 to 56, 59 to 96, 97pt, 98pt, 99pt, 101 to 125.
22.	C_3	A	4	156, 157, 159pt, 160, 161pt, 163, 164 165, 220pt, 221pt, 222pt, 224pt, 225pt 226pt, 227pt, 228, 260 and 263.
23.	C_4	B	6	4 to 6, 8pt, 10 and 13.
24.	C_5	C	3	70 to 85, 90pt, 91 and 92
25.	C_6	C	3	87 and 88
26.	C_7	C	3	7pt, 46pt, 67, and 68pt.
27.	C_8	C	2	32pt
28.	C_9	C	2	28pt, 32pt and 33
29.	C_{10}	C	2	29pt
30.	C_{11}	D	1	3pt
31.	C_{12}	D	1	43pt and 35
32.	C_{13}	D	3	1 to 3, 33 to 36, 132 to 134, 157, 158, 159pt and 160 to 163.
		D	4	43pt, 95, 97, 98, 99pt, 101 to 109, 178 to 179.
		D	7	1pt, 2, 3, 33pt, 34pt, 37pt, 54pt, 55pt, 56pt, 57pt, 58 to 64, 89 to 91, 93 to 96, 99pt, 100 to 106, 168pt, 186 to 193, 210, 211, 212pt 213, 223pt and 224 to 226.

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		D	8	2 to 9, 12pt, 13 to 19, 62 to 66,56 to 60, 89pt, 90 to 97, 111, 112 to 119, 124, 125, 130pt, 131 to 134, 135pt 136 to 139, 143 to 145 and 151 to 176.
33.	C_{14}	D	6	1, 2, 47, 64 to 68, 103, 105 to 107, 118 to 121 and 123
		D	9	10pt, 11 to 15, 16pt, 17, 26pt, 27 to 33, 34pt, 41 to 48, 66pt, 68pt and 76 to 102
		E	15	5 to 7, 8pt, 50, 51pt, 52pt, 53pt, 54pt, 55pt, 56pt, 59, 60pt, 62, 63, 64pt, 66pt, 67pt, 68pt, 71, 72/2B, 72/3Apt and 72/3B
34.	C_{15}	E	15	133, 134 and [illegible]
		E	15	75 to 130, 132, 135pt, and 136 to 261
35.	C_{16}	E	14	51pt, 59pt, 61pt, 62pt, 78pt, 79pt, 80, 81, 83, 84, 85pt, 86pt, 88pt, 89, 90pt, 91/1, 2, 3pt, 91/4, 93pt and 95.
		E	16	2, 5pt, 6, 11, 12, 13pt to 17pt, 18, 20, 24, 25, 26 and 33
		E	1	33 to 50, 61 to 71
		E	6	1 to 100
		E	19	1 to 21, 23 30 to 34 and 35pt.
		F	1	12 to 15, 16pt, 17 to 25 and 35pt
		F	2	2 to 153
		E	1	72 to 126
		E	2	2 to 110
		E	3	1 to 126
		E	4	1 to 85

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	C_{16}	E 5	1 to 153
		E 6	1 to 100
		E 7	1 to 129
		E 8	1 to 199
		E 11	1 to 94
		E 12	1 to 155
		E 13	1 to 141
		E 9	1 to 115 and 117 to 136
		E 10	1 to 88
		E 14	7 to 47, 51pt, 52 to 58, 59pt, 60, 61pt, 62pt, 63 to 77, 78pt, 79pt, 82, 85pt, 86pt, 88pt, 90pt, 91/1, 2, 3pt, 93pt, 94, 96 to 136.
		E 16	5pt, 7 to 9, 13pt to 17pt, 21, 22, 27 to 32 and 36 to 58
		E 17	1 to 192
		E 18	1 to 153
		E 19	22, 31, 35pt, 37 to 83, 85pt and 86 to 111
36.	C_{17}	A 4	260
37.	C_{18}	D 1	3pt, 4, 5, 7 to 21, 24pt, 25pt, 26pt, 27, 29 to 32, 44pt, 47pt, 49pt, 50pt.
Industrial use zone			
38.	I_{23}	E 9	116
39.	I_{24}	C 6	12, 13pt, 18pt, 19 and 20 to 27.

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USE ZONE III (b) GENERAL INDUSTRIAL USE ZONE

40.	I_1	A	2	6 to 8 and 10 to 19
41.	I_2	B	2	3
42.	I_3	A	4	229
43.	I_4	B	8	1 to 4 and 6 to 19
44.	I_5	C	7	10 to 13, 14pt and 15 to 35.
45.	I_6	C	3	90pt
46.	I_7	C	3	46pt, 59 and 68pt
47.	I_8	C	2	35pt and 38
48.	I_9	C	2	29pt
49.	I_{10}	D	1	3pt
50.	I_{11}	D	1	39pt
51.	I_{12}	D	1	34pt
52.	I_{13}	D	9	66pt, 68pt, 70 and 71
53.	I_{14}	E	1	1 to 32, 52 to 60
54.	I_{15}	E	14	1 to 6 and 48
55.	I_{16}	E	15	74
56.	I_{17}	E	15	131
57.	I_{18}	E	19	112
58.	I_{19}	E	19	84 and 85pt
59.	I_{20}	F	5	1 to 8, 10pt and 54 to 64
60.	I_{21}	F	1	36 and 37
61.	I_{22}	F	3	47pt

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USE ZONE IV EDUCATIONAL USE ZONE

-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S

62.	E_1	A	2	20 to 22 and 26 to 31
63.	E_2	B	4	133, 134 and 138pt
64.	E_3	C	3	5
65.	E_4	C	4	6, 17 and 26
66.	E_5	C	3	93/1, 95 and 96
67.		C	7	2 pt
68.	E6	E	15	70, 72/2Apt, 72/3Apt

USE ZONE V PUBLIC AND SEMI-PUBLIC USE ZONE

69.	P1	C	1	5 to 11
70.	P2	C	4	3pt, 4, 5, 7, 8, 11 to 16, 22 to 25, 27 to 29, 30, 31, 33, 35 to 46.
71.	P3	C	6	4, 5, 6, 7/1pt, 7/3pt
72.	P4	C	3	97
73.	P5	C	6	2, 3, 7/3pt, and 7/4
74.	P6	C	7	1, 2pt, 3 and 4
75.	P7	C	3	4
76.	P8	B	6	7, 8pt, 9 and 14
77.	P9	C	7	14pt
78.	P10	C	2	30
79.	P11	C	2	29pt
80.	P12	E	1	51/1

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USE ZONE VI AGRICULTURAL USE ZONE

81.	AI_1	A	1	1 to 9, 11, 13to 19, 21 to 26,29 to 31, and 35 to 91
82.	AI_2	C	1	1 to 4
		C	2	1 to 26, 27pt and 28pt
83.	AI_3	D	1	24pt, 25pt, 26pt, 28, 37, 42, 43, 44pt, 47pt, 48, 49pt, 50pt and 51 to 62
84.	AI_4	F	1.	1 to 11, 16pt, 26 to 30, 31pt, 32 and 33
		F	3	1 to 46, 47pt, 48 to 62
		F	4	1 to 60
85.	AI_5	B	1	22, 23, 30 to 36, 39 to 43 and 45.

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LOCAL PLANNING AUTHORITY
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DEPUTY DIRECTOR OF TOWN AND
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ARNI MASTER PLAN

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LAND USE ZONES

LEGEND:

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WARD BOUNDARY

BLOCK BOUNDARY

	EXISTING 1981	PROPOSED 2001
RESIDENTIAL		
COMMERCIAL		
INDUSTRIAL		
EDUCATIONAL		
AGRICULTURE WET		
AGRICULTURE DRY		
ROADS		
LAND UNDER WATER		

DTCP	MP	87-04
MP	NA	87-01

N.

METER 80 0 80 160 240 320 400

COMMISSIONER AND SECRETARY TO GOVERNMENT, HOUSING AND URBAN DEVELOPMENT DEPARTMENT, GOVERNMENT OF TAMIL NADU.

Prepared By — Supervisor — Asst. Director

DEPUTY DIRECTOR [M.P.D.]

Member secretary — Deputy Director — Joint Director — Director

DIRECTORATE OF TOWN AND COUNTRY PLANNING

GOVERNMENT OF TAMILNADU

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NO:27. THUMBEDU

NO:35. PAIYUR

NO:38. VELAPPADI.

NO:38. VADUGASATTU

FROM TIRUVANNAMALAI

TO VELLORE

TO WANDIWASH

TO CHETPET

FROM PUNGAMBADI

FROM VADUGASATTU

Thirumalai Samudram

ANANDA THEERTHAM

KAGUNATHA THEERTHAM

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